



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



PRIME BOX / GALLERY SPACE ON LA BREA

844 N. La Brea Ave., Los Angeles, CA 90038



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PROPERTY FEATURES

844 N. La Brea Ave., Los Angeles, CA 90038



APPROX. 7,888 SF





PRIME BOX / GALLERY SPACE ON LA BREA

- ✓ Turn-key art gallery available
- ✓ High ceilings (12'-14'+)
- ✓ Dedicated parking
- ✓ Roll-up door
- ✓ Heavy Power (800A 3-phase)
- ✓ Direct Street Exposure

* DO NOT DISTURB EXISTING OCCUPANT OR DISCUSS WITH ANYONE ON SITE

AREA AMENITIES

- ✓ Prime location with excellent demographics
- ✓ High pedestrian and vehicle traffic counts
- ✓ Located in State Enterprise Zone
- ✓ Close proximity to the Melrose shopping district, Sycamore arts district, West Hollywood, Hollywood, studios and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	50,285	426,407	983,170
 Avg. HH Income	\$98,056	\$99,017	\$94,702
 Daytime Pop	41,461	352,610	805,854
 Traffic Count	± 59,600 CPD ON LA BREA AVE		

RETAIL & OFFICE SPACES
LOS ANGELES, CA

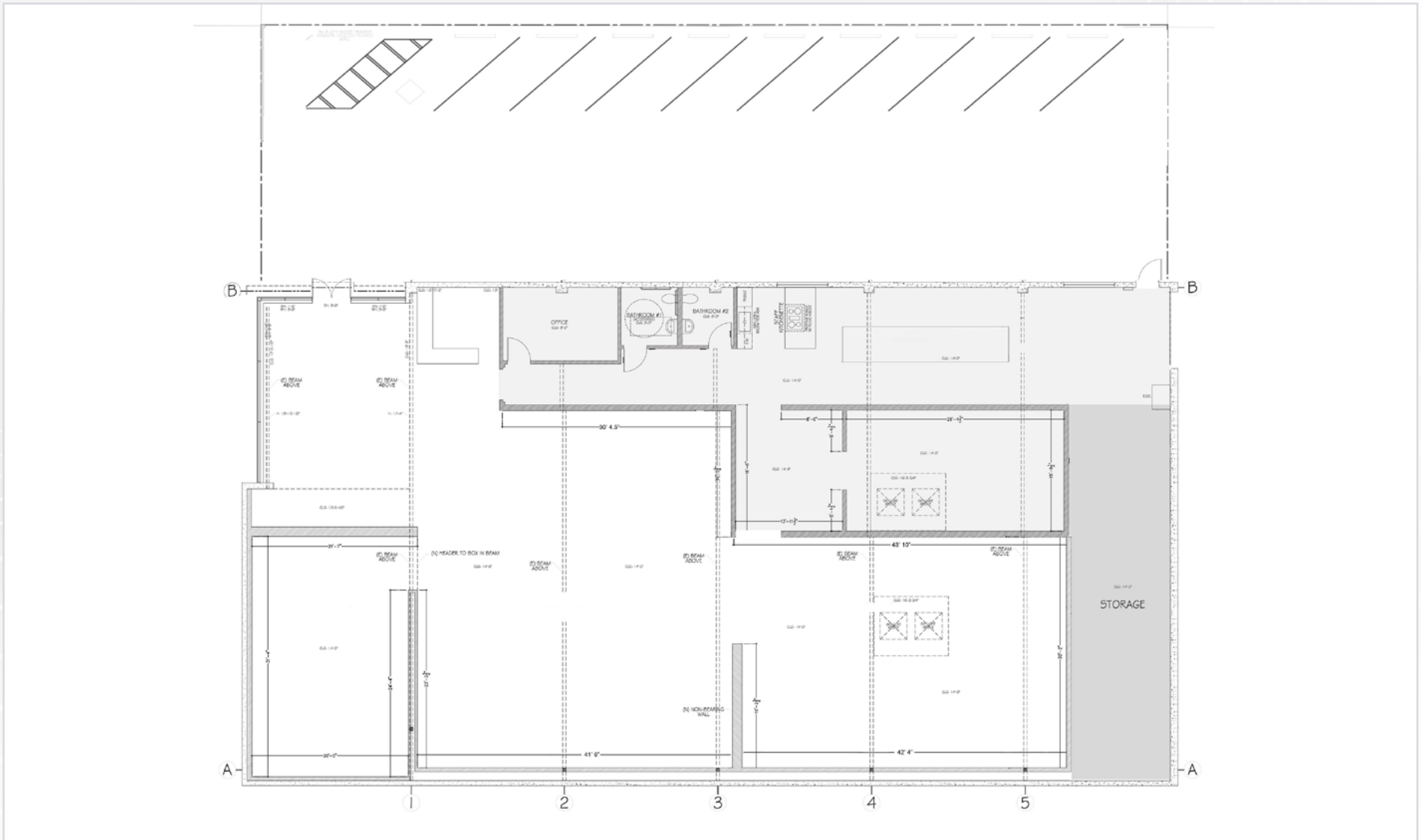
INTERIOR PHOTOS

844 N. La Brea Ave., Los Angeles, CA 90038



FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

TRADER JOE'S



BEST BUY

CVS pharmacy

LISSOM GALLERY

SPROUTS FARMERS MARKET

JUSTONEEYE

STEVE TURNER

TREJO'S Coffee & Donuts

TARTINE

Public Storage

REGEN PROJECTS



Jeffrey Deitch

Jack Owens

PINK'S
A HOLLYWOOD-INSPIRED STREET BRASS

Tatsu
ramen with a soul



BEST BUY

SUBWAY

TRADER JOE'S



Ralphs



citi

RITE AID

Public Storage

&Smart &Final.

SPROUTS FARMERS MARKET

AT&T



AutoZone

CVS pharmacy



Walgreens

Chick-fil-A

Bobatime



IHOP

99c only STORES

AERIAL MAP



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